

Present: Mayor Naugle
Commissioners Hutchinson, Katz, Moore, and Smith

Also Present: City Manager, City Attorney, City Clerk, and Police Sergeant

OB – “Commissioner for a Day”

Mayor Naugle introduced and welcomed *Ms. Heather Ann Jesus*, Commissioner for a Day. Ms. Jesus said she was a 6th grade student at St. Jerome's Catholic School, and she was here today to earn a badge.

I-A – Water and Sewer Capital Improvement Plan

A discussion was scheduled on the proposed implementation of the 20-Year Water and Sewer Capital Improvement Plan. The City Manager noted that a written report had been distributed, and each Commissioner had been visited by staff to discuss the specific issues. He wished to remind the Commission that he had indicated earlier that there would be a number of policy items presented as the court was charted for dealing with infrastructure needs and the City's 10-year vision. This was the first of those policy decisions that involved not only a major investment, but also a change in the way infrastructure needs had been funded in the past, so Commission direction was necessary.

Mr. Greg Kisela, Assistant City Manager, recalled that the drafted 20-year CIP plan had been presented in November and involved a \$500 million investment over that period of time. He explained that various assumptions had been made during the financial modeling, including inflationary increases of 2.5% per year for operation and maintenance. The intent had been to install sewers in the remaining portions of the City, and he displayed a map showing the areas in question. At the request of Commissioner Smith, staff had attempted to overlay the map to identify the various neighborhoods involved.

Mr. Kisela advised that staff had examined a means for sewerage the rest of the City by 2010/2011. Initially, staff had targeted Lauderdale Manors, Miami Road, and the Progresso area. From there, infrastructure would be added toward the west. He stated that the estimated cost of the western sewers was \$90 million, and the assumption was that the Peele Dixie Plant would be upgraded in years 1 through 5 in terms of technology. In addition, the Fiveash Plant would be upgraded to membrane technology in years 6 through 10, although some additional improvements at this plant would be necessary as well.

Mr. Kisela stated that the plan assumed that there would be no deferred hook-ups, and customers would be required to connect within 90 days of sewer completion. He noted that about \$3.5 million per year was currently being spent to upgrade eastern sewers, and that work would continue over the next 20 years, so that everybody would have new sewers over the next 20 years. Mr. Kisela advised that the plan also assumed there would be no treatment process or control changes at the Lohmeyer Plant. He stated that fixing the eastern sewers would eliminate infiltration inflow, and the Plant was in the process of being rerated from 43 million gallons per day to 53 million gallons a day for the additional capacity necessary for the western area.

Commissioner Smith referred to the Lohmeyer Plant upgrade. He understood that about 40% of the City did not have sewers now. Mayor Naugle explained it was difficult to quantify. He stated that sewage flow would be increased by sewerage neighborhoods but, at the same time, the infiltration from the eastern areas would be reduced by replacing sewers in those neighborhoods. Therefore, less ground water would be sent to the sewer plant, so it was hard to determine how much flow would actually be added. Commissioner Smith asked when the eastern sewers would be replaced. Mayor Naugle stated that the work had been underway for the past 5 or 6 years, and about 10% had been completed. Mr. Kisela agreed some \$10 million to \$15 million worth of work had been done over the past 5 years, so 10% to 20% of the work had been done so far.

Mayor Naugle referred to the Las Olas area. He stated that the force mains had been replaced, but the gravity lines had only been tested. Some of the gravity lines had been relined, but the laterals had not been examined yet. Commissioner Smith asked if the existing sewers in the other parts of the City had been inspected. Mr. Kisela stated that there was an ongoing television inspection program, and repair priorities were set through that process. In addition, the infiltration/inflow study had been conducted, and it was estimated that half the flow into the treatment plant was artificial.

Commissioner Smith inquired as to the lifespan of a sewer. Mayor Naugle believed the lifespan used to be about 40 years, but he thought that would be increased to 70 or 80 years with the new plastics available. He stated that one of the challenges in areas like the Las Olas area was that it was built on muck, and the pipes moved around a lot more. Mr. Kisela noted that plastics were being used for the relining of pipes.

Mr. Kisela stated that about \$100 million of the plan involved retrofitting the Fiveash Dixie Plant, and other miscellaneous improvements would be necessary as well. Commissioner Smith referred to the retrofitting of the Plant. He asked if the \$131 million was being spent because conditions at the Plant made the water unsafe. Mayor Naugle replied that it really related more to federal regulations because the water came from an aquifer with decaying organic materials, which created a known carcinogen, and there were standards as to the level of that material allowed. He explained the allowed level was gradually being lowered. Mr. Kisela stated that the City was in compliance with those regulations, but it was necessary to predict the levels in the future.

Mayor Naugle noted that certain portions of Hollywood were not subject to these federal regulations because it did not get water from the Biscayne Aquifer. Instead, it obtained slightly salty water from the Floridan Aquifer, and there was membrane technology that turned salty water into drinking water. He believed that Fort Lauderdale could follow a similar process in the future, and eventually the City would not have to put up with water restrictions. Mayor Naugle acknowledged that there was a permitting challenge involved, and deep well injection could also be used. Commissioner Smith understood deep well injection also posed permitting challenges. Mr. Kisela agreed there were various processes to address, all with their own pros and cons.

Commissioner Smith asked if the money needed to continue with the water lines was being generated through water bills. Mr. Kisela stated that money was being accrued and spent. Commissioner Smith understood accelerating the work necessitated borrowing \$300 million, which was a lot of debt. Mr. Kisela explained that the acceleration involved sewerage the western community and retrofitting the Fiveash and Dixie Plants.

Mr. Kisela stated that the water bills were generating sufficient money to replace the water lines. He explained that the accelerated program involved spending two-thirds of the money in the first 10 years. He stated that \$90 million was necessary for the western sewers, and \$40 million would be paid through 10% surcharges to new customers and the \$1,000 connection fees. In addition, the eastern sewers would cost about \$70 million. Mayor Naugle noted that some of the eastern sewers were actually on the west side.

Mr. Kisela noted that one of the concerns was to ensure that current customers would not be subsidizing new customers. However, he did not equate repairing existing lines with providing new lines. He acknowledged that Commissioner Smith did not agree with him in that respect, but the model showed that 2.5% rate increases would be necessary in years 1, 6 and 10. In addition, in years 13 or 14, an additional rate increase would be needed.

Commissioner Smith felt Mr. Kisela's financial assumptions were absolutely invalid. He pointed out that those who had paid for their sewers in the past had also been paying sewer fees each month for repair and maintenance, so it appeared they were paying twice. Mr. Kisela stated that everything was in the existing budget except for the \$100 million for retrofitting the Fiveash and Peele Dixie Plants, which was not included in the current rate stream. Commissioner Katz thought Mr. Kisela was equating repairing and retrofitting with brand new sewers on the west side. The City Manager believed the Commission would find that with the cost of connection, the costs were comparable.

Mr. Kisela stated that the current rates had resulted in an accrual for replacement and renewal, but they did not cover the \$90 million needed for new sewers in the west or retrofitting the Plants. He explained that the new money would cover these costs, but the other costs had been covered by the monies collected over the years.

Commissioner Smith believed the proposal would raise sewage rates by 60% over 20 years. Mr. Kisela stated that the premium was 7.5%, and rates would have to be raised 52.5% over 20 years in any case. He explained that the new sewer customers would be helping to pay some of the other improvements. Mayor Naugle stated that this was a method for sewerage the rest of the City, and Commissioner Smith supported that action. However, he felt this had come about because of Lauderdale Manors where people wanted sewers but could not afford it. Therefore, a circuitous route had been followed to come up with \$500 million, and it included sewerage all of the City even though there were neighborhoods that did not want sewers. He characterized this as "fuzzy math" and wondered if it would make more sense to pay for sewers in Lauderdale Manors in cases of Homesteaded property and those on fixed incomes. Commissioner Smith thought those who were speculators and owners of rental properties should pay, however.

Commissioner Katz supported sewer installation from a health and environmental standpoint, but the consultant had assumed that no one in Lauderdale Manors or the other western areas could pay. She felt there should be some way to make those who could afford it pay for their sewers, while assistance was provided for those who could not. Mayor Naugle did not know of any legally defensible system that would allow some people to be charged a different amount than others for sewers. Commissioner Katz thought it could be done.

Commissioner Moore noted that this did not apply only to Lauderdale Manors, although that neighborhood might have provided the impetus to explore the problem. He pointed out that Tarpon River and Sailboat Bend also had issues. Commissioner Moore stated that other governmental agencies had obtained federal grants for sewers or floated bonds, but Fort Lauderdale had taken a pay-as-you-go approach. He believed the only individuals who benefited from that approach were those who already had sewers even though they were paying the 2.5% premium for the "perpetual care fund." Commissioner Moore felt the City had certain standards in terms of services, and he thought there should be a level playing field. He cited paved streets, public schools and garbage collection as examples to illustrate his point.

Mayor Naugle pointed out that the back-up memorandum indicated the City's commitment to working with property owners who might qualify for programs to assist with the cost of connection and, perhaps, the \$1,000 capital cost in areas that were eligible for Community Development Block Grant (CDBG) funds. Commissioner Smith wondered why those who could afford to pay should not when there were others in the City who had paid the cost. He felt people who lived in \$180,000 homes in Sailboat Bend should pay. Commissioner Moore pointed out that some people who lived in expensive homes were also living on fixed incomes.

Mayor Naugle felt it was essential to keep this simple. He pointed out that the City could not perform "means" tests when it came to all municipal services. Commissioner Smith felt this was a big government "boondoggle." Commissioner Moore thought the biggest "boondoggle" had been the County's \$400 million Parks Bond, but everyone in the City would be a recipient.

Commissioner Hutchinson believed the greatest problem involved those who were living paycheck to paycheck and were having difficulty paying their water bill now. In the future, the rates would be raised 10%, and a lot of the people in her district did not have sewers. She thought her constituents' greatest concern involved elderly people who owned large lots, but they had been told nothing was available. Commissioner Hutchinson felt the City had to commit to setting aside whatever money was available to help people fund these sewer projects. She pointed out that there were people who would have difficulty with these bills in Lauderdale Manors, Edgewood, Riverland, etc.

Commissioner Moore noted that the cost of living was rising. Commissioner Smith pointed out that installing sewers did not necessarily improve the quality of life. He cited elderly people who had been living in Sailboat Bend for 20 or 30 years, who had large septic systems that served their needs quite well. Now, they would have to pay for the sewers and the connection fee, and there would be an additional charge every month. However, they would not see any improvement in the quality of their lives as a result. Commissioner Moore thought some of those individuals might decide they no longer needed a 4-bedroom house, and they would be able to sell their properties for much more money if they had sewer systems.

Commissioner Hutchinson said that as much as her constituents were concerned about the price tag, they also seemed to understand that certain areas needed sewers in order to encourage redevelopment because large areas of property were set aside for drainfields.

Commissioner Katz felt the 10% surcharge should be eliminated and everyone be required to pay with the understanding that those who needed help would receive it via CDBG funding based on established criteria. She noted that another alternative would be to allow 20 or 30 years to pay, and liens could be filed if there were problems so the City would recoup the cost when the properties were transferred.

Commissioner Moore wondered how the City would determine who could or could not pay. Commissioner Smith thought it could be handled in the same fashion as the senior homestead exemption, which was based on income. Commissioner Moore pointed out that type of exemption system would not work if, for example, there were 5 kids in a family and 3 were in college. He felt the process on the table would be the easiest and provide the most level "playing field." Commissioner Katz did not feel it was level.

Mayor Naugle understood it was easy to "beat up" on absentee landlords, but he was concerned about the good landlords who were renting to low income tenants. They would have to pay a lot more under the plan, and the tenants would be forced out when the rents were raised. He felt the system on the table was the best way to balance the positives and the negatives. Commissioner Smith thought it should be "tweaked" and changed. Mayor Naugle pointed out that the subject was the \$90 million for the new sewers, and the rest of the work was going to be done anyway. Commissioner Smith pointed out that it had been presented as a \$500 million package, and he viewed it as a "subterfuge" to justify fuzzy math.

Mayor Naugle reiterated that the subject was paying the \$90 million for new sewers because the rest would be done anyway and had been budgeted. Staff had come up with a plan that was not perfect, but it was relatively simple. He pointed out that there was no City or State income tax. Commissioner Smith said he could support it if staff could find a way for those who had the means to pay for their sewers.

Mr. Kisela understood that agreement would be difficult to reach on this issue. He sincerely believed, however, that the consultant would tell the Commission that the people getting sewers in the west would be paying their fair share. Mr. Kisela said that if the City had stayed its course with respect to assessment, the newer customers would have been subsidizing the customers to the east. He felt that process was antiquated, and no one would get free sewers through the proposed approach. Mr. Kisela also wished to note that septic systems were not free. He had learned that the average drainfield life in Fort Lauderdale was 10 to 15 years, and the average replacement cost was \$3,000.

Commissioner Smith understood that customers would be required to hook up to the sewer system within 90 days of completion. He asked when the public hearing in that regard would take place. Mr. Kisela replied that there were no public hearings as to connection fees. Commissioner Smith understood the idea was to force this on 50,000 people without any public hearing. Mr. Kisela stated that there would be a lot of public information meetings and community outreach efforts to ensure everyone was informed. Commissioner Smith felt there should be a public hearing. Commissioner Katz did not understand why neither staff nor the consultant would consider some other funding method. Mr. Kisela advised he was willing to consider anything at the direction of the Commission. Mayor Naugle thought it appeared that the proposal was not supported by the majority of the Commission.

Commissioner Moore believed all of the Commissioners felt this was something the community needed, and the proposal represented the easiest way to accomplish it. Commissioner Smith felt there should be a compromise. He wanted to find a way for those who could afford it to pay for it. Commissioner Hutchinson agreed that if there were people who needed financial help, and if there were CDBG funds available, the City should be committed to doing it that way. Commissioner Moore did not think that would be legal. Mayor Naugle asked the City Attorney if the City had the legislative authority to charge Homesteaded properties one price and others another.

The City Attorney explained that the City could adopt a plan with a set charge and everyone would pay the same. As a secondary program, the City could adopt something in the nature of a grant program with means testing and establishment of a budget to pay all or a portion of the fees for those who were eligible. He thought that could be done as long as it was done in an equitable and even-handed fashion. The City Attorney believed that could be tied in with certain CDBG activities, but it could also be broader.

Commissioner Moore was concerned by the notion of setting aside all the CDBG money for sewers. Commissioner Katz did not think that would be the case. Initially, there had been discussion about doing the entire community with CDBG monies, but now the Commission was only talking about a small percentage of people who truly could not afford the sewers.

Ms. Faye Outlaw, Community Development, stated that the City received about \$2.6 million per year and, after administrative fees and the various projects already funded, there was about \$600,000 left. Commissioner Smith asked if that was the only funding available. He thought the City could establish its own grant program for sewers. Commissioner Hutchinson pointed out that the City did not have the money to fund street closures, let alone sewers. Mayor Naugle believed the whole point of funding the system through water and sewer rates was so the funding would not rely upon property taxes.

Commissioner Smith thought the Commission should ask staff to go back and “retool” the proposal so there could be unanimous support. Commissioner Moore did not know how any proposal would get Commissioner Smith’s support based upon the parameters he had put on the table.

Commissioner Smith summarized the City Attorney’s statement that everyone would be charged the same price for sewers. Beyond that, there would be some types of means test, and those who qualified would not pay. In order to pay for those sewers, Commissioner Smith thought the money from those who could afford to pay should be used first. If that was not enough, a small rate increase could be imposed. Commissioner Hutchinson did not see how that would work because the rate increases were intended to pay for operation of the system. Commissioner Smith thought about 10% of the people would not be able to pay for the new system, so instead of \$90 million, there would be a \$10 million shortfall. Therefore, only \$10 million would have to be financed, and a rate increase or surcharge would be smaller and more easily “digested.”

Mayor Naugle wondered how means tests would be conducted. He wondered if people would have to submit their tax returns. Commissioner Smith thought that would be fair. Commissioner Katz did not like that idea at all. Commissioner Hutchinson did not support that idea either and thought that was an example of “fuzzy math.” Commissioner Moore agreed. Commissioner Katz suggested the consultant be asked to examine the idea. Commissioner Smith believed that a \$10 million or \$20 million shortfall could be funded the same way as the \$90 million would have been funded – through rate increases and/or surcharges.

Commissioner Hutchinson said she would send people to Commissioner Smith who were, for example, \$50 off being eligible. Mayor Naugle pointed out that Commissioner Smith’s \$10 million or \$20 million example was probably more like twice that amount because there was the plumbing portion of the bill plus the connection fees. Further, the memorandum indicated that staff would try to help homeowners with those costs with CDBG monies.

The City Manager said that staff had approached this issue with Commissioner Smith's and Commissioner Katz's concerns in mind. The assumptions had not been based on certain people not being able to pay but on how the participants in the system, both current and future, would be able to pay for the necessary improvements. He stated that those who would have a hardship paying the connection fee, the plumbing fee, etc., could be assisted with whatever funding was available based on whatever means test the Commission desired. The City Manager stated that staff believed this proposal was the best way to pursue it by viewing it as a systemic problem.

The City Manager pointed out that the Water & Sewer Fund had been debt free for some time, and that had been noted by the rating agencies. He explained that said something about future planning for the overall system in which billions of dollars had been invested. Therefore, this was not just about connecting one area to the system. Rather, it involved doing that plus dealing with necessary technological improvements and maintenance so there would be adequate, safe water in the future. The City Manager said staff could go back and address the issue of those who could not pay, but he did feel this proposal should be "kept alive."

Mayor Naugle felt this was too important for a divided vote on the part of the Commission. He felt more work should be done so there could be greater support. Commissioner Hutchinson stated that her constituents were comfortable with the idea of sewerage, but she wanted to make sure there would be monies available to help those who needed help with the expense. Commissioner Moore hoped no one would forget the other \$410 million worth of improvements that were necessary to the overall system. Commissioner Smith viewed that as a separate issue. Commissioner Moore disagreed. He pointed out that everyone in the City would benefit from an improved system.

Ms. Marsha Goldsby, of Lauderdale Manors, asked how long the 10% surcharge would be in effect. Mr. Kisela said the model predicted the revenue stream would be necessary for 20 years. However, at some point, it would be best to move toward more uniform rates throughout the system. Ms. Goldsby believed that assisting qualified residents in Lauderdale Manors alone would use all the available federal dollars. She thought that would eliminate every other program funding by that source.

Commissioner Smith said he had not been suggesting that only federal monies be used for this purpose. He felt there should be a rate increase because the CDBG monies were being used to do important work in different areas.

Mr. Bob Dugan, a Harbordale resident, hoped that the City would consider using the treated water that came out of the plants, as did other cities. He realized that was a difficult process, but he felt water reuse should be addressed.

Mayor Naugle suggested that the City Manager work with those Commissioners who had additional input. However, he cautioned that the proposal presented was a simple system in which everyone paid a little. He feared that if the City went into a system in which some people paid a lot more than others, there would be a lot of complaints, and people would be opposed to sewers altogether.

Commissioner Moore thought the proposal was the easiest and fairest method of providing the same level of service throughout the City. He felt the ideas expressed today would lead to the destruction of the program. Commissioner Smith said he was just seeking an equitable means of achieving the goal.

Action: Subject to be placed on March 15, 2001 agenda.

I-B – Construction Staging Areas

A discussion was scheduled on a proposal to allow construction staging areas for temporary placement of construction materials. The City Manager stated that staff was suggesting that certain adjustments and amendments were necessary to provide for construction staging areas with standards, particularly if the City was going to embark upon an ambitious sewerage project.

Mr. Hector Castro, City Engineer, believed there would be lots of construction in neighborhoods if the sewer master plan went forward, and handling these activities properly was essential. Staff was seeking Commission input in this regard. He noted that an administrative review process had been suggested so some clear criteria could be imposed about managing constructing staging areas.

Commissioner Katz thought public purpose projects would have to be clearly defined. Mayor Naugle thought public purpose projects could be limited to public utilities projects and fiber optic projects. He noted that vacant lots were always used to store materials and supplies. Mayor Naugle advised that there had been a vacant lot at the corner of 12th Street and Cordova Road that had been used for the past several months as a staging area, and it prevented the contractor from having to bring heavy equipment through all the neighborhoods from across town. He pointed out that was a burden for those who lived next door, and he thought one provision should be that a sign be posted on the lot with the name and phone number of someone at the City if there were problems after regular working hours.

Commissioner Smith suggested a Commission call-up process similar to that used for legal, non-conforming uses. Commissioner Katz asked if people within a certain distance would be forewarned through that process. Commissioner Moore thought that would be a mistake because projects would never get done because everyone would be opposed. He felt it would be more appropriate to address the actual impacts on surrounding neighbors by calling for screening, dust-control, etc. Otherwise, Commissioner Moore thought this process would be used as another means to control development. Commissioner Smith thought notice sent to the Commission would allow it to adequately address the potential impacts.

Action: Approved as presented and discussed.

I-C – Fort Lauderdale Historical Society

A presentation was scheduled by the Fort Lauderdale Historical Society with regard to the master plan for completion of ground improvements and related capital fund raising in accordance with the lease agreement. *Mr. Tom Tatum*, Member of the Board of Trustees of the Historical Society, said he was substituting for the President of the Board because she'd had a family medical emergency. He noted that several members of the Board were present, and he particularly wished to mention *Dr. Clifford Hoake*, who had donated \$250,000 to the Historical Society a couple of months ago for this program.

Mr. Tatum was excited about the master plan for the Historical Society buildings, and he thought it would really bring a sense of place to the street. In addition, it would bring the most significant parts of the collection to the forefront, and the plan had been prepared through the generosity of an in-kind donation by Edward Stone, Jr. & Associates. He introduced *Mr. Bob Dugan*, Architect, who had worked tirelessly on this plan for the last several months. Mr. Tatum also introduced *Mr. Don Johnson*, Historical Resources Administrator for the Florida Department of State's Division of Historical Resources, who had spent a lot of time working with Mr. Dugan on the plan.

Mr. Dugan stated that EDSA had helped the Historical Society update a plan that had several previous "incarnations" that had been very aggressive. He advised that input had been obtained from various sources, and he believed this plan would fit the needs of the Historical Society and bring more pedestrian traffic to the historic district. Mr. Dugan also felt it would make the district easier to manage and help the Society create an environment for continued self-funding.

Mr. Dugan said the plan provided some identity by creating an entry in front of the Philomen Bryan House to bring visitors in at a single point. He advised that better facilities would be provided for the public, including making the buildings handicapped-accessible, planting trees, improving restroom access, creating a small building for a combination catering kitchen and covered stage at the rear of the Historical Society's parking lot. Mr. Dugan explained that the Philomen Bryan House survived by hosting weddings and events of that nature, and this improvement would help it work better than using the kitchen at the New River Inn.

Mr. Dugan stated that there had been a plan for creating a gateway into the historic district, and the idea had been to expand upon that idea by bringing in some additional elements such as columns, signage identifying the historic district and the buildings and provide a little history. He believed better lighting would help, and the plan suggested that the Riverwalk lights be extended up 2nd Avenue to 2nd Street. He advised there were antique, cast iron light poles in storage that could be used for low-level lighting, and a low, picket fence was proposed with small gateways into the buildings. Mr. Dugan explained that was not intended as a barrier, but as an identifying element.

Mr. Dugan said there was a landscaping plan, and some selective clearing and replacement was proposed. In the long term, replacing pavement with brick pavers or decorative concrete and installing a facade on the research building to make it architecturally compatible with the others in the area was desirable, but would involve greater expenditures. He advised that this was a \$1 million plan in the longer term, and a preliminary phasing plan had been developed to stretch the project out over 3 phases as monies became available. Mr. Dugan was happy with this plan and felt the previous plan had been too aggressive.

Commissioner Moore thought the plan was beautiful, but he did not think it would work. He felt the problem was maintaining the properties, and he did not think this non-profit organization could do it. Commissioner Moore believed the Historical Society had done a great job of ensuring these structures were saved as historic sites, but it did not have the wherewithal to maintain them. He thought the only way it would work was to find some way to lease the property to someone who could invest the money necessary to succeed.

Commissioner Moore believed the existing Historical Society location should be maintained, and he liked the plan. He was also pleased a benefactor had stepped forward, but it had taken 4 years for that to happen. Commissioner Moore noted that the City also provided support in terms of maintenance of the property. He felt this amounted to subsidizing a non-profit organization, and the Commission had recently discussed eliminating contributions for social services since some felt it was inappropriate to use tax dollars to support philanthropic efforts.

Mayor Naugle pointed out that the City owned the buildings. Commissioner Moore understood that, but they had been given to a non-profit organization, and the City was still maintaining them. He felt the City's buildings should generate some revenue. Commissioner Moore pointed out that the River House was making a profit, and the City was receiving a share in the revenue. In addition, the building was being maintained at no cost to the City, and no one was asking the City to maintain the landscaping. Therefore, this type of arrangement could work, and Commissioner Moore thought some other uses could be found for these buildings such as restaurants or law offices.

Commissioner Hutchinson pointed out that Joan Mikus had been with the Historical Society for just 6 months and had raised over \$317,000. She thought she was doing a great job and, although Dan Hobby had done a great job from the historical perspective, he had not been a marketing person. Commissioner Hutchinson said these buildings were all that was left of the City's history, and she did not want to see a restaurant or law offices in the facilities. She said she would "go down with the ship" to save the Historical Society, and she thought Ms. Mikus should be given some more time because she had some innovative ideas.

Commissioner Smith agreed with Commissioner Hutchinson. Commissioner Katz did as well, and she had seen a tremendous difference since Ms. Mikus had come on board. She had new people in the organization, and she had made a great deal of progress already. Commissioner Katz understood Ms. Mikus was considering one of the buildings for weddings and other events, and she was setting up a catering facility in order to accommodate such features. She believed these things were coming, but Ms. Mikus had only had 6 months, and she deserved more time. Commissioner Smith agreed with Commissioner Katz and loved the plan presented. He felt the City should mow the grass, and Mayor Naugle believed there was consensus on the issue.

Commissioner Moore said he had already voiced his objections, but he wanted to compliment the progress the new Director had made over the past 6 months. He believed it would take a lot of money to fulfill this plan. He liked the idea of accommodating weddings as well, but he thought it was "a day late and a dollar short." Although the recent progress was promising, he believed it would take a lot of money. Commissioner Katz thought some type of endowment fund could be established. Commissioner Moore agreed that was probably true, but he wondered how much time the City should give them to do that when the buildings were deteriorating and might not be worth investment for other uses much longer.

Ms. Joan Mikus, Executive Director of the Historical Society, appreciated the Commission's support. She promised she would give this effort everything she had, and there were people who were committed. Ms. Mikus intended to do everything humanly possible to make this happen. Commissioner Katz suggested that she also work with the Museum of Discovery & Science with respect to the post office site. She believed the subject had come up about a year ago, but she had heard nothing since.

The City Manager recalled that the last time this subject was discussed, a schedule had been set through the end of January. He advised that a report was planned for the February 6, 2001 meeting in this regard.

Dr. Hoake respected the Commission's feelings, but he felt it was important to remember that the subject structures belonged to the City. He stated that every community in the world had certain historical groups, and Fort Lauderdale was basically known now for bikinis, beach bums and surfboards. Dr. Hoake thought that if the City would give the Historical Society more time, it would produce results.

Action: Approved as discussed.

III-B – Advisory Board Vacancies

1. Budget Advisory Board

Action: Deferred.

2. Citizens Review Board

Commissioner Moore wished to appoint Gino Jamison to the Citizens Review Board.

Action: Formal action to be taken at Regular Meeting.

3. Code Enforcement Board

Mayor Naugle, Commissioner Katz and Commissioner Hutchinson suggested possible new appointees to the Code Enforcement Board. Commissioner Moore noted that Robert "Bobby" Young was the current alternate member and felt he should be appointed as a regular member. It was agreed. Commissioner Moore also suggested that the resumes of the other individuals be circulated for review being making additional appointments. It was the consensus of the Commission to do so. Commissioner Smith thought it would be a good idea to interview potential candidates, and the City Clerk agreed to invite the 3 individuals mentioned to the next Commission meeting.

Action: Formal action to be taken at Regular Meeting. Dan Matchette, Pat Hale and Larry Hayes to be invited for interviews on February 6, 2001.

4. Community Appearance Board

Commissioner Katz suggested the appointment of Aron Temkin, Jay Archer, and Dierdre Hardy to the Community Appearance Board. Commissioner Smith wanted to appoint Ken Baublitz, and Commissioner Hutchinson wished to appoint Charles (Chuck) Burchett to this Board.

Action: Formal action to be taken at Regular Meeting.

5. Community Services Board

Action: Deferred.

6. Insurance Advisory Board

Commissioner Hutchinson wanted to appoint Randall Swenson to the Insurance Advisory Board. It was agreed by the City Commission

Action: Formal action to be taken at Regular Meeting.

7. Northwest-Progresso-Flagler Heights Redevelopment Advisory Board

Commissioner Katz wished to reinstate Lennard Robinson to this Board.

Action: Formal action to be taken at Regular Meeting.

8. Unsafe Structures and Housing Appeals Board

Commissioner Hutchinson wished to appoint Alan Hooper to this Board.

Action: Formal action to be taken at Regular Meeting.

IV – City Commission Reports

1. Dr. Martin Luther King, Jr. Celebration

Commissioner Moore stated that there had been a Dr. Martin Luther King, Jr. Celebration, and Mayor Naugle had been in attendance, but he hoped the entire Commission would participate in the future. He also felt the City should step up and stage a more significant event in light of this national holiday as did other communities. Commissioner Moore believed it could help bring residents together, particularly since Dr. King espoused the cause of inclusion. He felt the organizers of this year's event had done an excellent job, but he thought the entire community should be involved in the future.

Mayor Naugle thought a speaker at a Fort Lauderdale venue was a good idea, and it would not necessarily have to be a parade. He felt a breakfast or a dinner would be in order. Commissioner Moore agreed. Mayor Naugle said he had been unable to stay for the entire event due to his childcare responsibilities, but there had been no invitation extended to the Commission to participate in the parade. Commissioner Moore said he would see to it that did not happen again.

Mayor Naugle suggested that the Chamber of Commerce or similar organization be asked to hold a breakfast event with a speaker, perhaps with a charge. He agreed the City should be involved. Commissioner Moore asked staff to investigate how the City of Coral Springs staged its event.

Commissioner Smith believed the rest of the community would be involved if the parade route were not only through the northwest area. He suggested a beach or Las Olas Boulevard location. Mayor Naugle felt staging the parade in the northwest was something of a tradition. Commissioner Moore did not want to direct the parade, but he felt the City should sponsor some event.

Action: As discussed.

2. Police Efforts – Northwest 15th Avenue and Sistrunk Boulevard

Commissioner Moore expressed appreciation to the Police Department for the results achieved in the area of 15th Avenue and Sistrunk Boulevard. However, he urged some public information to make people aware of the successes that had been enjoyed in gaining control over certain locations in order to encourage more positive uses of those sites. Commissioner Smith asked him if he had some suggestions as to how that could be done. Commissioner Moore replied that he had met with Leslie Bakus, of the Public Information Office, and she had some good ideas.

Action: As discussed.

3. Citizen Request System

Commissioner Hutchinson requested an update on how the Citizen Request System that had been purchased was working.

Action: Staff to provide report.

4. Downtown Council

Commissioner Hutchinson reported that she was a member of the Downtown Council's Steering Committee, and it had decided to create a neighborhood committee. She stated that they were seeking 1 representative from each of the 4 quadrants in the City. Commissioner Hutchinson asked the Commissioners to suggest potential members. She advised that she would be hosting a breakfast meeting of the steering committee at City Hall on Valentine's Day.

Action: Commissioners to suggest potential appointees.

5. Council of Fort Lauderdale Civic Associations

Commissioner Hutchinson said she had committed to working with the Council of Fort Lauderdale Civic Associations, after attending a poorly attended meeting. She wanted to help with a mailing in February to encourage participation. Commissioner Hutchinson suggested that each Commissioner encourage participation on the parts of the neighborhoods in their districts, and a letter would be prepared explaining the Council's mission. Commissioner Smith noted that the Council could provide recommendations to the Commission with respect to the NCIP Program. He believed that would empower them to be an advisory arm to the Commission.

Commissioner Hutchinson reported that the Council would meet on the second Tuesday in February at 7:30 P.M., and she hoped Commissioners would try to attend. Mayor Naugle thought the Council might wish to consider meeting 4 or 6 times per year instead of monthly because district meetings were also held, which demanded time.

Action: As discussed.

6. State Funding for Drainage Projects

Commissioner Hutchinson had received a call from Linda Cox and State Representative Tim Ryan was seeking drainage projects. Mr. Bud Bentley, Assistant City Manager, stated that Commissioner Hutchinson's district included an area just north of State Road 84 known as Pond Apple. He explained that Representative Ryan wanted to submit a bill for a drainage project in the Pond Apple area, but it would require the concurrence of the City Commission. Mr. Bentley stated that Representative Ryan was also interested in the drainage project for Lockhart Stadium, which the Commission had already approved. He did not believe these projects would be competing with each other because the Governor's Office tended to distribute the monies to the water districts for local distribution.

Commissioner Hutchinson stated that even if the project were vetoed, this would at least make people aware of the need. Commissioner Moore thought that if there was a willing Legislator, the Commission should be 100% supportive. It was agreed.

Action: Approved as discussed.

7. Flagler Heights Planning Charrette

Commissioner Smith reported that the Commission had been invited to a 2-day planning charette in Flagler Heights this weekend. He advised that a tour of Colee Hammock was scheduled for 1:00 P.M. on Friday, and various speakers would make presentations at 3:00 P.M.

Action: None.

8. Rebroadcast of City Commission Meetings

Commissioner Smith was concerned about the rebroadcasts of City Commission meetings. The City Clerk said staff would be working with AT&T about rebroadcasting meetings twice since some people wanted it during the day as well as in the evening.

Action: Staff to investigate and report.

9. Senior Homestead Exemption

Commissioner Smith asked that the issue of a Senior Homestead Exemption be placed on an upcoming Conference agenda.

Action: Subject to be scheduled for Conference discussion.

10. Birch Parking Garage

Commissioner Smith understood there might be a "glitch" in the RFP for the Birch Parking Garage. He stated that 2 of the potential proposers had questioned the specifications and felt they were too onerous. Commissioner Smith advised that the City Manager would be addressing the matter.

Mayor Naugle said he had wondered why the specifications were so elaborate. Commissioner Smith thought someone might be trying to discourage bidding. Mayor Naugle thought some local architects should be asked to examine the specifications because he did not think the Commission had the necessary technical expertise. Commissioner Smith felt that was a wonderful idea. He also thought a form should be sent out indicating that bidders would not be penalized if they suggested a different type of parking garage.

The City Manager pointed out that the City Commission had gone through great pains before the RFP was released, and input from various advisory boards had been obtained. He advised there had to be a scheduled meeting to obtain comments from those that would respond to the RFP. Various professionals would attend the pre-submission meeting to voice their concerns, and the City Manager said he would let the Commission know the date of the meeting.

Mayor Naugle suggested adding a line indicating that if someone wanted to build a garage to other specifications, it could be submitted as an alternate. He did not think bidders should be penalized for such submissions. Mr. Bentley recalled that Commissioner Smith had brought this to staff's attention during the drafted stage, and it had appeared that any deviation from the specifications would disqualify a proposal. Therefore, that language had been modified. Commissioner Smith understood the language did not indicate a proposal would be disqualified, but that it could be penalized. In any case, he supported the City Manager's idea that the issue be clarified at the pre-submission meeting.

Action: As discussed.

11. Citizens Volunteer Corps (CVC) Steering Committee

Commissioner Smith reported that the first meeting of the CVC Steering Committee had been held, and the Committee wanted to send a letter to the County Commission asking that it be sensitive to equity when deciding how to spend the County Parks Bond money. He felt the Commission should approve this letter writing campaign. Commissioner Smith said the next CVC project would involve the world's longest mural on a junkyard wall, and it would take place in April.

Action: Approved.

12. Design Seminar Follow-Up

Commissioner Katz reported that she and the City Manager had attended a meeting with Dr. Cantonese, of FAU, to discuss the ways the University could partner with the City. He had suggested she speak with Mary McBride to discuss the next step, and the City Manager would be involved, along with the FAU/FIU Joint Center and the Department of Architectural and Urban Planning. Commissioner Katz said a number of different projects were being considered.

Action: None.

13. County Vision

Commissioner Katz reported that she had spoken with one of the County Commissioners and learned that there would be a visioning workshop in January, and one of the Commissioners might raise a pilot project for new urbanism and smart growth. She thought Fort Lauderdale would be suggested as the first project. Commissioner Katz requested the Commission's support if the County approved.

Action: Approved.

14. County Parks Bond Issue

Commissioner Katz asked if staff could look into the possibility of a park in northeast Fort Lauderdale. One suggestion had been the area opposite the new Senior Center. She had not explored other potential funding sources, but she felt that should be examined as well. Mr. Bentley advised that a recommendation would be presented on February 6, 2001 as to priorities for the Challenge Grants.

Action: Recommendation to be presented on February 6, 2001.

15. FPL Substation

Commissioner Moore stated that FPL was discussing the siting of a substation. Although the idea had been abandoned before, he had been told that FPL was being directed by staff to reconsider it. He hoped that was not the case, and he asked staff to meet with him in this regard.

Action: Commissioner Moore to meet with staff.

16. City Parks Bond Issue

Mayor Naugle felt roller hockey had been "shorted" in connection with the Bond Issue. He pointed out that there had been a lot of kids working to sell the bond issue, but there was still no roller hockey facility. He requested a report in this regard.

Action: Staff to provide a report.

V – City Manager Reports**1. Mandatory Phase II Water Conservation**

The City Manager had distributed a report about the mandatory phase II water conservation issue. He noted that there were some revenue impacts associated with water restrictions, and he anticipated a loss of about \$1 million per month. He advised that other jurisdictions had already imposed conservation rates, and the consultant had been asked to examine the idea and provide a recommendation. The City Manager believed the City had imposed a conservation rate at one time to guard against a great revenue loss. Mr. Kisela expected a recommendation for presentation on February 6, 2001.

Mr. Kisela stated that the South Florida Water Management District had committed to increasing public information. Commissioner Smith had read a story indicating that 2' had been dumped out of Lake Okeechobee in error. Mr. Kisela agreed a strategic decision had been made based on the forecasts, and the Lake level had been reduced by about 2'. He did not expect the situation to improve before June or July. Commissioner Smith hoped safeguards had been put into place so there would not be any more "man made droughts" in the future. Mayor Naugle noted that it took time to reduce the level of the Lake and, if there were a rainy period, there could be loss of life from flooding. He pointed out that people were trying to predict Mother Nature.

The City Manager pointed out that the City had the responsibility for enforcing phase II water restrictions. He stated that Code Enforcement staff would be issuing warnings first, but violators would be subject to severe fines. Mayor Naugle reported that City property along Powerline Road was being watered this morning, and he thought the City should set a better example on its property. The City Manager agreed, although the City ran the risk of losing a lot of new plant material. Mr. Kisela advised that staff was considering delaying some planting because only a 30-day grace period was allowed for new vegetation. In addition, water pressure would be reduced substantially. Mayor Naugle noted that presented concerns for fire suppression systems.

Action: As discussed.

Meeting adjourned at 6:00 P.M.

NOTE: A MECHANICAL RECORDING HAS BEEN MADE OF THE FOREGOING PROCEEDINGS, OF WHICH THESE MINUTES ARE A PART, AND IS ON FILE IN THE OFFICE OF THE CITY CLERK FOR A PERIOD OF TWO YEARS.